



Release notes for conveyancers

Changes for lawyers and conveyancers as part of Landonline Release 3.13.

Removal of the Contract Date Exemption

LINZ Ref: **LOLCM-143**

The 'Contract entered into before 1 October 2015' tax statement exemption cannot be used for Transfers submitted on or after 2 April 2016. The exemption will no longer be available for selection from that date.

The system will also now check for tax details in transfers where the dealing settlement date predates 1 Oct 2015 – i.e. the system will check all transfers.

Details

For dealings submitted after Friday the 1st April 2016 this means:

- Contract or settlement date exemptions on a tax statement cannot be claimed on dealings lodged for the first time. In these cases, the submission will fail and an error message will display. The tax statement record(s) will need to be updated with valid tax information before the dealing can be lodged
- Contract or settlement date exemptions can be claimed if the dealing was originally lodged prior to 2nd April 2016 and has been requisitioned. In these cases it will be accepted when the dealing is resubmitted
- Contract or settlement date exemptions cannot be claimed if the dealing was previously rejected, withdrawn or refused. In these cases re-submission will be considered as its first lodgement
- Dealings submitted on or before 1 April 2016 that rely on a contract or settlement date exemption will be accepted regardless of whether the registration is completed by LINZ after 1 April 2016.

Contact LINZ if you have any problems when processing requisitioned Transfers after 1st April 2016 that relied on a contract or settlement date exemption.

Allow Tax Statement Dates in the future to be entered in Workspace

LINZ Ref: **LOLCM-104**

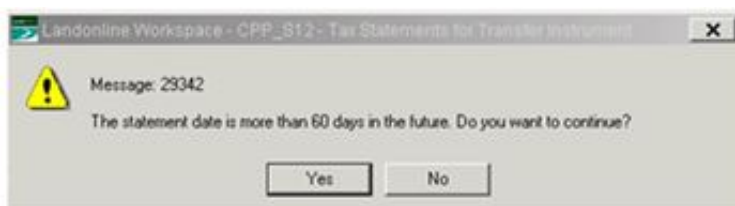
The New Zealand Law Society had requested that it be possible for Tax Statements to be prepared from Landonline with dates in the future to allow documents to be created in advance of clients visiting.

Details

A future tax "Statement Date" can now be entered in the Date field of the CPP_S12 – Prepare Tax Statement screen:

Responsible	Order	Name	Statement Date *
<input checked="" type="checkbox"/>	1	Test Limited	04 Apr 2016

If the statement date entered is more than 60 days in the future Message: 29342 will display:



This message is a warning only.

Note – It will not be possible to certify and sign a Transfer while the statement date is in the future. You can run pre-validation checks of the dealing or instruments at any time and these will report where a statement date is still in the future.

Documents to Sign screen – confirmation wording update

LINZ Ref: **LOLCM-129**

The wording displayed in Tax Information Data window of the documents to sign screen has been updated.

Details

The summary of tax information displayed at signing is for all parties the firm represents in a transfer.

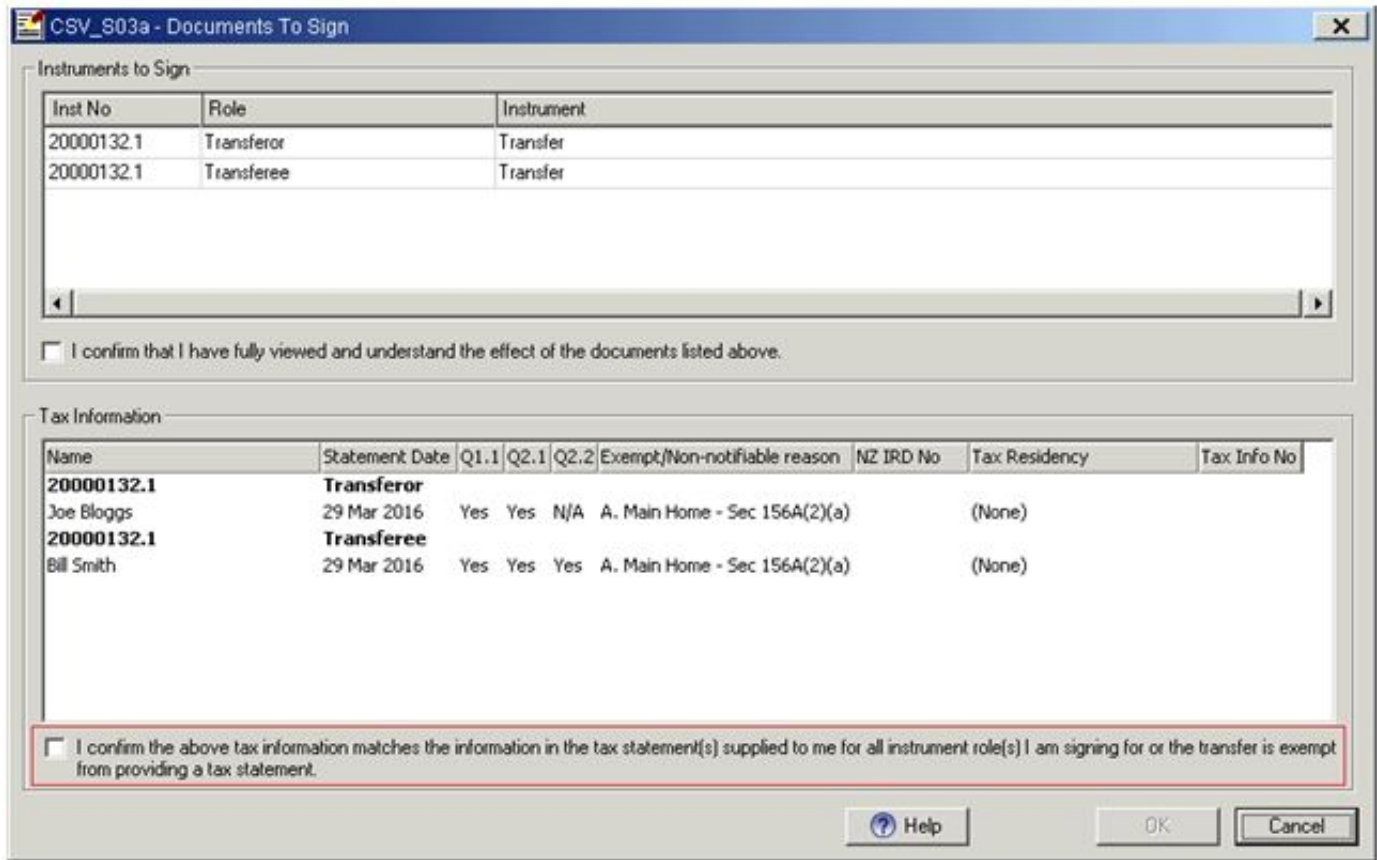
The confirmation of correctness wording in the Documents to Sign screen has been updated to better reflect scenarios where a Conveyancing Professional is only signing for some of the parties that their firm represents.

The wording has been changed from :

"I confirm the above tax information matches the information in the tax statement(s) supplied to me for all instruments I am signing for or the transfer is exempt from providing a tax statement."

To:

"I confirm the above tax information matches the information in the tax statement(s) supplied to me for all instrument **role(s)** I am signing for or the transfer is exempt from providing a tax statement."



“Corporate – Not an individual” added to Q2.1 in the Prepare Tax Statement screen and Printed Tax Statement

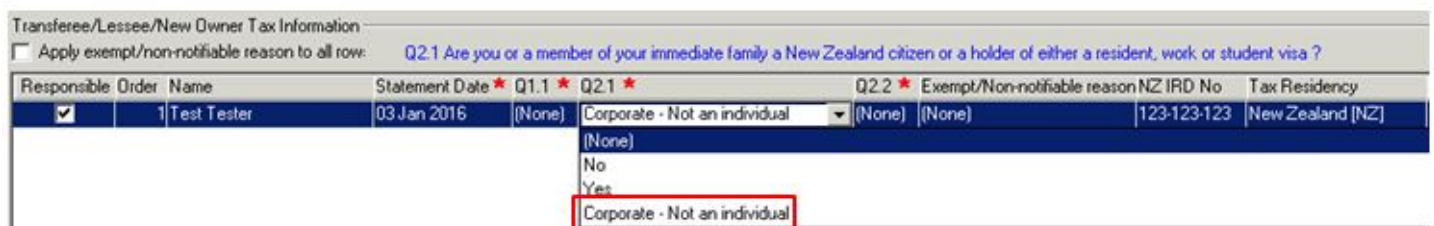
LINZ Ref: LOLCM-97 & LOLCM-144

When completing a Tax Statement for a Transfer - Q2.1 asks “Are you or a member of your immediate family a New Zealand citizen or a holder of either a resident, work or student visa ?”

“Corporate – Not an individual” has been added to Q2.1 in the CPP_S12 Prepare Tax Statement screen and Tax Statement form to provide non-individuals a more specific answer

Details

The “Corporate – Not an individual” response can be selected for both Transferees and Transferors when clicking into the dropdown box for Q2.1:



This option will also display if tax statements are previewed by either:

- Clicking the “Print Preview” button in the Prepare Tax Statement screen, or;
- Clicking the “Print Tax Forms” button in the Authority and Instrument form window.

Land Transfer Tax Statement
Sections 156B & 156C of the Land Transfer Act 1952

- You can use this form to provide the required tax details as part of registering your property transfer.
- A separate tax statement will need to be completed for each individual or entity
- For details on completing this form see notes in published Tax Statement <http://www.linz.govt.nz/node/13292/#taxstatement>

1. Property Details

Certificate of Title Reference (Computer Register)	WNTRAIN100
Instrument number (if available)	T 20000227.1
Q1.1 Does the transfer involve land that has a home on it ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

2. Seller/Buyer identity

Indicate if this statement is for the seller (transferor) or buyer (transferee)	<input type="checkbox"/> Transferor <input checked="" type="checkbox"/> Transferee
Full name of the person/s or entity involved in the transaction <i>(Before completing the name refer to section 2 in the notes)</i>	Test Tester
Q2.1 Are you or a member of your immediate family a New Zealand citizen or a holder of either a resident, work or student visa ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Corporate - Not an individual
Q2.2 If you are a buyer and you or a member of your immediate family hold a work or student visa, do you or a member of your immediate family intend living on the land ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable

3. Non-notifiable transfer reasons

If you wish to claim an exemption from providing tax details enter the non-notifiable reason code	A
A. Main Home - Sec 156A(2)(a) Land Transfer Act 1952	
If you have claimed a non-notifiable reason go directly to section 5 to sign	

4. Tax Details at the date of this statement

Enter your New Zealand IRD number here	
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<< Previous Next >> ? Help Save as... Print Print All Close

Display issue with older tax numbers in the Documents to Sign screen

LINZ Ref: **LOLCM-96**

Older 8 digit IRD numbers were displaying in the Documents to Sign screen in the format xxx-xxx-xx instead of xx-xxx-xxx. This was a display issue only and did not affect how the numbers were provided to Inland Revenue.

Details

The display in the Documents to Sign screen for 8 digit IRD numbers now appears as:

NZ IRD No	Tax Residency	Tax Info No
11-111-111	New Zealand [NZ]	

Ensure Questions 1 to 3 are NOT answered when an Exemption Reason is selected

LINZ Ref: **LOLCM-120**

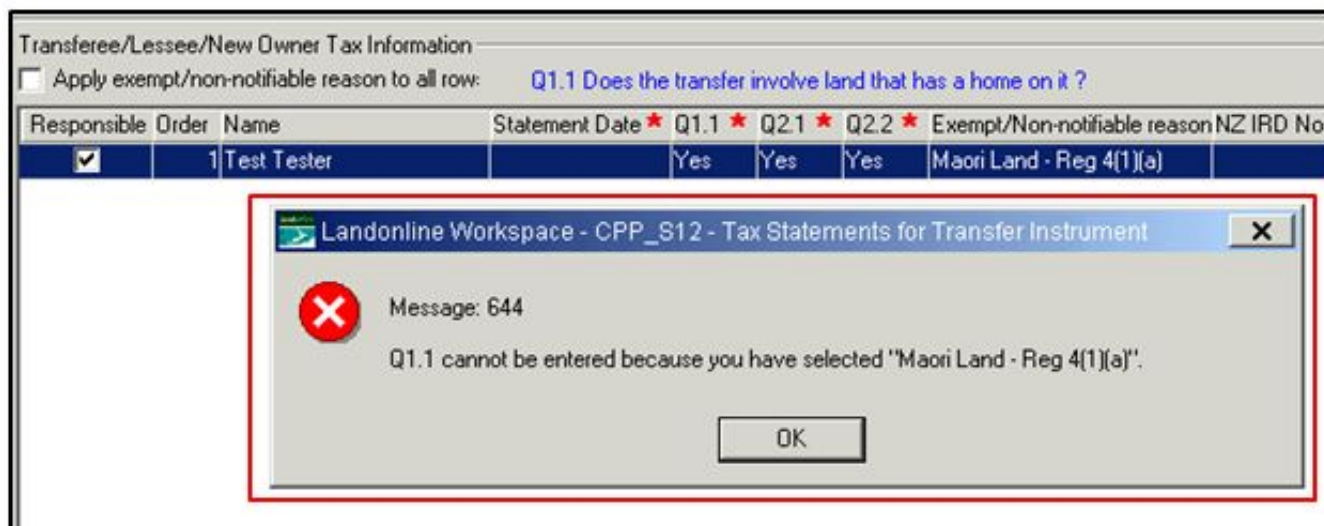
Users are now prevented from answering questions 1.1, 2.1 and 2.2 in the Prepare Tax Statement screen when an Exemption reason has been claimed

Details

In the Prepare Tax Statement screen if you have completed Questions 1.1 to 2.2 AND have selected either of the following exemptions:

- Maori Land – Reg (4)(1)(a), or;
- Treaty Settlement – Reg(1)(b)

The following message will display when clicking the OK button:



To complete Transferor or Transferee details in the Prepare Tax Statements screen you will need to either;

- Only enter an Exemption reason or;
- Not enter an Exemption reason and complete all necessary tax details including answering the questions.

